

- (c) The Property consists of a single-family home. The expansion of the proposed Garage does not increase the level of occupancy or change the expected activity in the Garage. Therefore, the level of noise in the neighborhood shall not be unduly increased.
- (d) For the same reasons identified in paragraph (c) above, the requested deviation will not unduly compromise the use and enjoyment of neighboring properties.
- (e) No trees will be damaged or removed as a result of this minor deviation.
- (f) As this relates only to the proposed Garage at the rear of the Property, the general scale and pattern of buildings on the subject street frontage will be maintained consistent with the development standards of the Zoning Regulations.

For these reasons, granting a minor deviation to allow for forty-one point five percent (41.5%) lot occupancy will not impair the purpose of the otherwise applicable regulations, as evidenced by the compliance of this deviation with the specific guidelines for deviations under the 2016 Zoning Regulations. Therefore, I hereby grant the requested minor deviation.

Please feel free to contact me if you have any questions.

Sincerely, Matthew Le Grant  
Matthew Le Grant  
Zoning Administrator

Attachment: Plat dated 5-16-19

This letter is issued in reliance upon, and therefore limited to, the questions asked, and documents submitted in support of the request for a determination. The determinations reached in this letter are made based on the information supplied, and the laws, regulations, and policy in effect as of the date of this letter. Changes in the applicable laws, regulations, or policy, or new information or evidence, may result in a different determination. This letter is **NOT** a “final writing”, as used in Section Y-302.1 of the Zoning Regulations (Title 11 of the District of Columbia Municipal Regulations), nor a final decision of the Zoning Administrator that may be appealed under Section Y-302.1 of the Zoning Regulations, but instead is an advisory statement of how the Zoning Administrator would rule on an application if reviewed as of the date of this letter based on the information submitted for the Zoning Administrator’s review. Therefore, this letter does **NOT** vest an application for zoning or other DCRA approval process (including any vesting provision established under the Zoning Regulations unless specified otherwise therein), which may only occur as part of the review of an application submitted to DCRA.

File: Det Let re Minor Flex for 5039 Reno Road NW to Sullivan 2-14-20

DISTRICT OF COLUMBIA GOVERNMENT  
OFFICE OF THE SURVEYOR

Washington, D.C., May 16, 2019

Plat for Building Permit of: SQUARE 1877 LOT 18

Scale: 1 inch = 30 feet

Recorded in Book 67 Page 48

Receipt No. 19-05245 Drawn by: A.S.

Furnished to: MARK REDDEN

"I hereby certify that the dimensions and configuration of the lot(s) hereon depicted are consistent with the records of the Office of the Surveyor unless otherwise noted, but may not reflect actual field measurements. The dimensions and configuration of A&T lots are provided by the Office of Tax and Revenue and may not necessarily agree with the deed description(s)."

\_\_\_\_\_  
Surveyor, D.C.

I hereby certify that on this plat on which the Office of the Surveyor has drawn the dimensions of this lot, I have accurately and completely depicted and labeled the following:

- 1) all existing buildings and improvements - including parking spaces, covered porches, decks and retaining walls over four feet above grade, and any existing face-on-line or party wall labeled as such, well as projections and improvements in public space - with complete and accurate dimensions;
- 2) all proposed demolition or raze of existing buildings duly labeled as such; all proposed buildings and improvements - including parking spaces, covered porches, decks and retaining walls over four feet above grade, any existing face-on-line or party wall labeled as such, as well as projections and improvements in public space and the improvements used to satisfy pervious surface or green area ratio requirements - with complete and accurate dimensions, in conformity with the plans submitted with building permit application \_\_\_\_\_; and
- 3) any existing chimney or vent on an adjacent property that is located within 10 feet of this lot.

I also hereby certify that:

- 1) my depiction on this plat, as detailed above, is accurate and complete as of the date of my signature hereon;
- 2) there is no elevation change exceeding ten feet measured between lot lines; or if so, this elevation change is depicted on a site plan submitted with the plans for this permit application;
- 3) I have/have not (circle one) filed a subdivision application with the Office of the Surveyor;
- 4) I have/have not (circle one) filed a division of lots application with the Office of Tax & Revenue; and
- 5) if there are changes to the lot and its boundaries as shown on this plat, or to the proposed construction and plans as shown on this plat, that I shall obtain an updated plat from the Office of the Surveyor on which I will depict all existing and proposed construction and which I will then submit to the Office of the Zoning Administrator for review and approval prior to permit issuance.

Plats issued by the Office of the Surveyor will be valid for a period of two years from the date of issuance. I acknowledge that any inaccuracy or errors in my depiction on this plat will subject any permit or certificate of occupancy issued in reliance on this plat to enforcement, including revocation under Sections 105.6(1) and 110.5.2 of the Building Code (Title 12A of the DCMR) as well as prosecution and penalties under Section 404 of D.C. Law 4-164 (D.C. Official Code §22-2405).

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Printed Name: \_\_\_\_\_ Relationship to Lot Owner: \_\_\_\_\_

If a registered design professional, provide license number \_\_\_\_\_ and include stamp below.

LOT SIZE: 8,015 S.F.

(A) EXG. RESIDENCE:	1,145 S.F.
(B) EXG. STOOP	101 S.F.
(C) EXG. PATHWAY	124 S.F.
(D) NEW WALK-WAYS:	162 S.F.
(E) NEW CONDITIONED SPACE:	1,021 S.F.
(F) NEW SCREENED PORCH	230 S.F.
(G) NEW COVERED PORCH:	292 S.F.
(H) NEW GARAGE:	472 S.F.
NEW GARAGE APRON:	38 S.F.
NEW GARAGE BALCONY:	44 S.F.
(I) EXG. PLAYHOUSE:	64 S.F.
(J) NEW WALKWAY:	114 S.F.
TOTAL LOT COVERAGE:	3,325 S.F. (41.5%)
TOTAL IMPERVIOUS AREA:	3,767 S.F. (47.0%)

0 10 30 60 100  
SCALE: 1:30

SR-19-05245(2019)  
\* E-MAIL